

## Sedona - Land Development Code

1. Where the base of the column is screened by native or adaptive vegetation or trees over 2" DBH with a minimum height of 3 feet and located close enough to the base of the column or pier to reduce its apparent height, the maximum height shall be 16 feet measured from natural grade to the top of the railing; (See Figure 9-34)

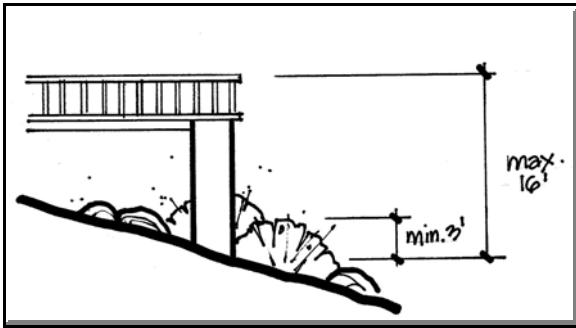


Figure 9-34

2. Where columns or piers supporting decks are setback a minimum of 2 feet from the edge of the railing, the maximum height shall be 15 feet measured from natural grade to the floor of the deck. (See Figure 9-35)

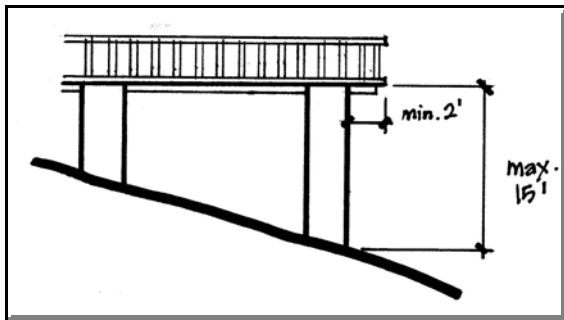


Figure 9-35

### 903.07 Walls and Fences.

A. Height shall be determined for fences and walls above the average elevation of the ground level within a 6-foot radius of the point of measurement on the fence or wall.

B. Except as provided in paragraph C. below, in any required front or street side yard area, an opaque or solid wall or fence shall not exceed 3 feet in height. Non-opaque corral fences may be established in any required front or street side yard area to a maximum height

of 6 feet where permitted in RS-5A, RS-70, RS-36 and RS-35 zoning districts.

C. A wall or fence not more than 6 feet in height may be established in any required front or street side yard area in the RS-6, RS-10a, RS-10b, RS-12, RMH-6, RMH-10 and RMH-12 zoning district subject to the following requirements:

1. If the wall exceeds 20 feet in length, a landscape area a minimum of 3 feet in width and planted with a minimum of 5-gallon shrubs for each 20 linear feet of wall shall be established on the street side of the wall.

2. If the wall exceeds 40 feet in length, architectural features such as columns, breaks to accommodate existing trees or to include wrought iron fence sections, incorporation of red rock accents and jogs, shall be designed into the wall to break up its linear plane, to give it architectural interest and to ensure that it is designed as an integral architectural element of the principal building.

3. No chain link fences of any kind shall be permitted.

4. The visibility triangle requirements of § 910.09 shall be maintained.

D. A wall or fence not more than 6 feet in height may be maintained along the interior side or rear lot lines, provided that this wall or fence does not extend into any required front yard. Unpainted chain link fences are prohibited. Painted chain link fences shall be of a non-reflective color, compatible with the natural character of the site and surrounding area (such as brown, beige, green, and the like).

E. In addition to the requirements of subsections B. and D. above, half of the permitted wall or fence height may be added to a wall or fence, provided that this additional height is non-solid. For example, a 3-foot high lattice fence could be added onto a 6-foot high fence on the rear lot line of a single-family residence.

F. In single-family residential districts a wall or fence adjacent to a driveway providing vehicular access to an abutting lot shall not exceed 3 feet in height within 15 feet of the intersection of this driveway and the street right-of-way.

G. Walls or fences constructed to enclose any new subdivision and all developments except single-family residences on lots zoned for single-family residential use

## Development Standards

shall jog in plan every 50 feet minimum in length, by a minimum of 2 feet offset. A direction change of more than 30 degrees in plan also constitutes a jog. In the alternative and subject to the approval of the Director, a visual break through the use of for example, a change in materials (such as a wrought iron fence section) or a break in the wall to preserve existing trees or vegetation, may be approved.

H. The provisions of this section shall not apply to a wall or fence required by any law or regulation of the State of Arizona or any state or federal agency.

I. The maximum height and length requirements for retaining walls are provided in §§ 903.07A and 903.07B.

J. If a freestanding wall or fence is required or proposed on top of a retaining wall that is 6 feet or more in height, then the following shall apply:

1. A solid freestanding wall or fence shall be no more than 3 feet six inches in height. (See Figure 9-36)

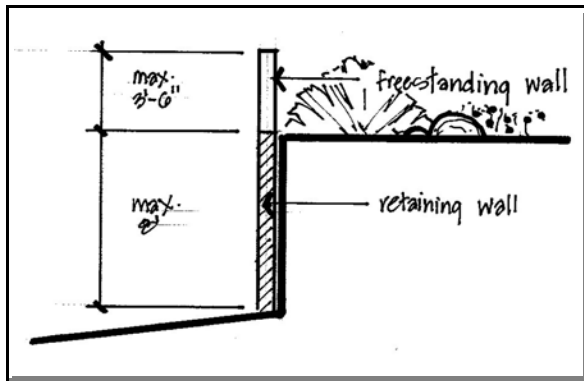


Figure 9-36

2. If greater height is required as permitted in § 903.07D., then the freestanding wall or fence shall be moved back from the top of the retaining wall a minimum of 3 feet to create a planter area between the walls. A minimum of 5-gallon shrubs for each 20 linear feet of planting area shall be planted. The Director may authorize the substitution of 1-gallon vines or cascading plants (such as rosemary) for shrubs at a 3:1 ratio, such as 3 vines or cascading plants for shrub. (See Figure 9-37)

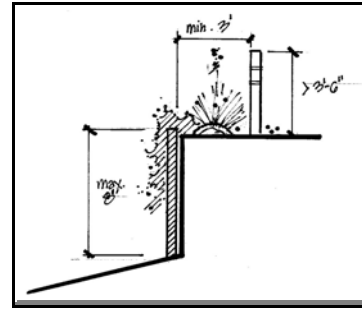


Figure 9-37

3. Notwithstanding the requirements of paragraph 2. above, the Director may waive or reduce the width of the planter area if the proposed fence is made of wrought iron or similar materials and landscaped in such a manner that its potential visual impact is reduced.

**903.08 Towers and Antennas.** The towers and antennas used by federally-licensed amateur radio operators shall be exempt from the district's height limitations for buildings. Any such tower or antenna must be located on the lot so that its reclining length (in case of collapse) would be contained within the bounds of the lot. If the operator no longer holds a valid federal amateur radio operator's license, the tower and antenna must be dismantled.

**903.09 Roof-Mounted Screening.** Roof-mounted screening of mechanical equipment is required and shall not extend above the height limit for buildings established by this section.

### **903.10 Flagpoles.**

A. Any flagpole shall not exceed more than 22 feet in height measured from natural or finish grade to the top of the flagpole, excluding any normal ornamentations associated with flagpoles, such as eagles.

B. The number of flagpoles on a single lot shall be limited as follows:

1. In residential zoning districts, 1 flagpole is allowed;
  2. In all commercial and CF zoning districts, 3 poles with 1 flag each or 1 pole with 3 flags are allowed.
- (Am. Ord. 2006-02, passed 1-10-2006)